175.0	0008	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,100 / 642,100
					USE VALUE:	642,100 / 642,100
					ASSESSED:	642,100 / 642,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASTORAKOS DEMITRIUS & P
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	178 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MASTORAKOS DEMITRIUS & P -
Owner 2:	-
Street 1:	178 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4955.000	244,000		398,100	642,100
Total Card	0.114	244,000		398,100	642,100
Total Parcel	0.114	244,000		398,100	642,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.48 /Parcel: 392.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117750

GIS Ref

GIS Ref

Insp Date 08/25/18

!13697!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,000	0	4,955.	398,100	642,100		Year end	12/23/2021
2021	101	FV	235,600	0	4,955.	398,100	633,700		Year End Roll	12/10/2020
2020	101	FV	235,600	0	4,955.	398,100	633,700	633,700	Year End Roll	12/18/2019
2019	101	FV	195,500	0	4,955.	392,400	587,900	587,900	Year End Roll	1/3/2019
2018	101	FV	194,600	0	4,955.	301,400	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	194,600	0	4,955.	284,300	478,900	478,900	Year End Roll	1/3/2017
2016	101	FV	194,600	0	4,955.	261,600	456,200	456,200	Year End	1/4/2016
2015	101	FV	187,200	0	4,955.	244,500	431,700	431,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:35:02

LAST REV

Date	Time
11/29/21	15:39:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13697

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASTORAKOS DEMI	1267-180		5/8/2003	Family		No	No		
	867-180		10/10/1975		32,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2011	1167	Manual	8,012					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
10/17/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Meas/Inspect	256	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	70.	1.15	6									398,055						398,100	

Total AC/HA:	0.11375	Total SF/SM:	4955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,055	Spl Credit		Total:	398,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29180932
Const Adj.:	1.00439954
Adj $ / SQ:	142.724
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353582
Depreciation:	109611
Depreciated Total:	243972

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

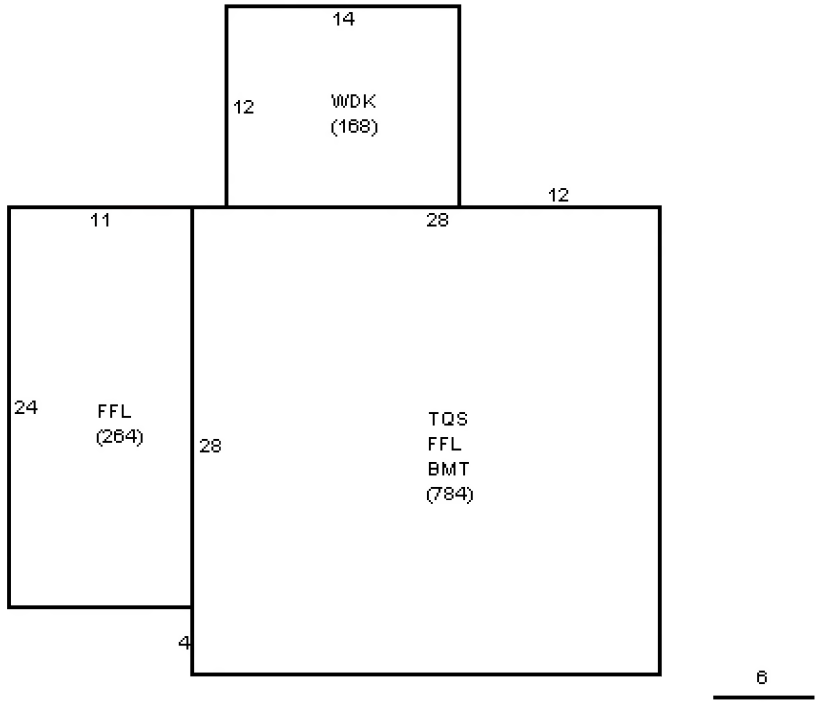
No Unit	RMS	BRS	FL
1	4	3	M
Totals			
1	4	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.72
Special Features:	0	Val/Su Net:	94.28
Final Total:	244000	Val/Su SzAd	149.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	142.720	149,575
BMT	Basement	784	42.820	33,569
TQS	3/4 Story	588	142.720	83,922
WDK	Deck	168	12.000	2,017

Net Sketched Area:	2,588			Total:	269,083
Size Ad	1636	Gross Area	2784	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc